



City of Seattle Preliminary Assessment Report

June 11, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6217365	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	06/04/09
Category	MULTIFAMILY	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	922 N 96th St		
Location			
Zoning		Applicant	MLJ BUILDING LLC 5600 KIRKWOOD PL N SEATTLE WA 98103 (206) 784-4505
King County APN	0263000005		
Permit Status	Initial Information Collected		
Description of Work	TOWNHOUSES	Applicant Email	
		Linked AP/Project Nos.	
SDOT Project No			

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Easements

SCL power easement is required. Property survey may be required at project's expense. If this is a unit lot subdivision a blanket power easement over the entire parcel is needed.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! Call (206) 684-3800 for more information.

Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Representative is: Candace Gruber, 206-684-0791, candace.gruber@seattle.gov

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

Existing Public Drainage Infrastructure

Sanitary sewer main location: N 96th St & SPU main on private property to the east

Sanitary sewer main size: 8-inch & 15-inch

Storm drainage main location: SPU main on private property to the east

Storm drainage main size: 12-inch

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system. SPU main on private property to the east

Projects with 2,000 ft² or more of new and replaced impervious surface (the sum of both right of way and private property work) that do not discharge to a public storm drain shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at N 96th St/SPU main on private property to the east.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

Side Sewer

A core tap is required for a public main located on private property. Storm and sewer to the east.

Other side sewer issues: Appears to be conflict with building proposed over neighbors side sewers (properties to the north).

DPD Land Use Code Requirements

Contact: MillieAnne VanDevender, (206) 684-0448, millieanne.vandevender@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

N 96TH ST

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.
<http://www.seattle.gov/transportation/treeplanting.htm>.

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Permit Requirements

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction of installation.

Street Improvement Requirements N 96TH ST

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

New/replacement driveway: See Right of Way Improvement Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. drwy access modifications

Other Requirements

- 5' planting strip & St tree standards will not fit within existing ROW condition due to the existing parking setback. Relocation of curb for ROW pl strip/trees may be feasible if needed, warranting civil SIP & review process.

SPU Requirements

Contact: Tanya Treat, (206) 615-1636, TreatT@seattle.gov

Additional Drainage and Wastewater Information

The storm and sanitary public mains that run N-S just east of the property are located in a 15 foot easement. See side sewer Card LC-950 and Ordinance No 86088 dated 4/23/57. It appears that the storm drain is in a 24-inch casing. Connection to this line will require approval from the adjacent property owner at 9613 Aurora Ave N. In addition, due to the proximity of your proposed buildings to the existing mains care must be taken to protect the integrity and accessibility of these pipes. Please reference CAM 507 for assistance with requirements.

Existing Public Infrastructure - Water

Water main location: N 96th St

Water main size: 6-inch

Water main pipe material: Cast Iron

Closest fire hydrant location: N side of N 97th St across from Property

Closest fire hydrant distance from property line: 60

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated

historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current stormwater and side sewer codes. Major updates to these codes are expected in the third quarter of 2009. Projects are vested at the time of complete application acceptance.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.